

CITY OF ROSENBERG

CITY COUNCIL WORKSHOP MEETING MINUTES

On this the 24th day of February, 2015, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Special Workshop Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas.

PRESENT

Vincent M. Morales, Jr.	Mayor
William Benton	Councilor at Large, Position 1
Cynthia McConathy	Councilor at Large, Position 2
Jimmie J. Pena	Councilor, District 1
Susan Euton	Councilor, District 2
Dwayne Grigar	Councilor, District 3
Amanda Barta	Councilor, District 4

STAFF PRESENT

Robert Gracia	City Manager
Scott M. Tschirhart	City Attorney
Linda Cernosek	City Secretary
John Maresh	Assistant City Manager of Public Services
Jeff Trinker	Executive Director of Support Services
Joyce Vasut	Executive Director of Administrative Services
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Tonya Palmer	Building Official
Dallis Warren	Police Chief
Adam Vasquez	Police Officer
Tommy Havelka	Police Officer
Wade Goates	Fire Chief
Angela Fritz	Executive Director of Information Services
Kaye Supak	Executive Assistant

During a City Council Workshop, the City Council does not take final action on the agenda items and any consideration of final action will be scheduled at a Regular or Special City Council Meeting. Public comments are welcomed at Regular or Special City Council Meetings. No public comments will be received at a Workshop Meeting.

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER.

Mayor Morales called the meeting to order at 6:00 p.m.

AGENDA

1. **REVIEW AND DISCUSS A PRESENTATION BY KENDIG KEAST COLLABORATIVE REGARDING AN INTERIM BRIEFING ON THE COMPREHENSIVE PLAN UPDATE PROJECT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: The Professional Services Agreement for the Comprehensive Plan (Project), approved under Resolution No. R-1787 on August 05, 2014, provides for an interim briefing to update City Council on the status of the Project. At this time, the Project is approximately at the midpoint of its overall completion, with drafts of Chapter 1, Planning Context, and Chapter 2, Transportation, having been completed. The Comprehensive Plan Advisory Committee (CPAC), consisting largely of Planning Commission members, was recently updated on the Project and provided their

feedback to the consultant, Kendig Keast Collaborative (KKC), on February 18, 2015. Christian Lentz of KKC will be providing the interim briefing to City Council.

Key discussion points:

- Travis Tanner, Executive Director of Community Development read the Executive Summary and introduced Christian Lentz.
- Christian Lentz of Kendig Keast Collaborative gave a presentation of the interim briefing on the Comprehensive Plan Update Project at its halfway point.
- Public Input was collected through multiple channels, and the following themes stood out regarding transportation requests:
 - Trail system that connects river to parks and other pedestrian walkways
 - Improve wayfinding and community branding
 - Curb appeal improvements
 - Walkability improvements in downtown area
 - Intersection improvements (example: Reading Road)
 - Need for public transit service
- Street network findings as a result of Public Input were as follows:
 - Traffic congestion (largely) confined to state/federal thoroughfares
 - Insufficient data to measure level of service
 - Street maintenance funding sufficient (FY2015 budget)
 - Access management standards can be enhanced (cross-access, shared access, driveway throat lengths)
 - Cul-de-sac standards can inhibit major thoroughfare connectivity
 - Opportunity to standardize traffic calming solutions
 - Streetscaping investments support traffic calming
- Major thoroughfare program strategies as a result of the study are as follows:
 - Amend city land development regulations to incorporate street standards consistent with the recommendations of the Major Thoroughfare Program.
 - Coordinate with adjacent local government jurisdictions and state agencies to amend route designations to be consistent with the recommendations of the Major Thoroughfare Program.
 - Calibrate major thoroughfare recommendations through sub-area traffic modeling.
- Next step (Chapter 3) of the program is Land Use and Character

Questions/Comments:

- **C:** This Comprehensive Plan will be a good guiding tool, and a lot of the recommendations should be adopted as we see future growth patterns take shape.
- **C:** We do need to keep an eye on urban versus suburban growth, and maintain some of our urban areas.
- **C:** A lot of the current subdivisions have narrow streets, lack of pedestrian walkways, and traffic congestion within the neighborhoods. We will look forward to guidance in these areas going forward.

2. REVIEW AND DISCUSS A PRESENTATION BY KILDAY OPERATING, LLC, REGARDING CAMPANILE AT SEABOURNE CREEK, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: Les Kilday of Kilday Operating LLC has requested the opportunity to have a discussion with City Council regarding a proposed senior, multi-family development to be located off of Reese Road between I-69 and FM 2218. A vicinity map was included for reference. The property consists of approximately 9.8 acres for which 132 units are proposed.

As of the time of this report, only a preliminary site plan has been provided; a more detailed site plan would be required at a later time for staff to review. The proposal would meet the City requirement of having no more than fourteen (14) units per acre. However, it would not meet the multi-family parking requirement beginning at four (4) spaces per unit. The "Multi-Family" Ordinance does not distinguish between parking for standard and senior multi-family developments likely because, absent a development agreement, the City cannot restrict the age of residents within a development; therefore there would likely have to be a Planned Unit Development (PUD) agreement in place for the development to go forward. Such an agreement would require a

recommendation by the Planning Commission and approval by City Council. It should also be noted that the property falls within the boundaries of the West Fort Bend Management District (District) and therefore would be subject to the District's standards.

For projects of this nature, it is generally the practice of City staff to review preliminary plans and determine in the early stages if there are any potentially major obstacles to development. For this particular project, the developer has been notified in particular that they will be responsible for meeting drainage requirements, extending utilities to the site, and for providing a traffic impact analysis (TIA) to determine if the development warrants any off-site improvements.

In the future, the developer will be requesting a resolution of support for the project from City Council and requests feedback from Council at this time. The project was discussed with the Planning Commission on February 18, 2015. The Commission generally had no objections to the project under the conditions outlined by the developer. Commissioners directed City staff to bring the Development Agreement before the Commission when appropriate and to incorporate in the Agreement the specifications discussed by the developer. This would be a "tax credit" project through the Texas Department of Housing and Community Affairs, similar to Brazos Senior Villas located at 5801 Reading Road.

Key discussion points:

- Travis Tanner, Executive Director of Community Development read the Executive Summary, discussed the prospective impact of this community to the City, showed its relative location and introduced Les Kilday.
- Les Kilday of Kilday Operating LLC gave a presentation regarding Campanile at Seabourne Creek.
- Kilday currently owns Brazos Senior Villas on Reading Road, which has 80 units that have been at full capacity for over two (2) years. The development has a long waiting list, demonstrating the need for affordable senior housing in the area.
- Kilday proposes an independent-living community of 132 seniors-only (age 55+) apartment units comprised of two-story buildings (with elevators) and single-story villas with attached garages, with 1.7 parking spaces allocated per unit.
- Units will have walk-in showers, with some fully-or partially-accessible units.
- Treasury Department provides equity through tax credits, allowing them to provide lower rents. This is not a tax-exempt development.
- Council recommends making accommodations in this community in order to have access to the common areas on the weekends.
- Kilday is seeking a parking variance, since many seniors do not have vehicles. They are also requesting a Resolution of Support from the City as part of their agreement with the State.
- The general consensus was for Kilday Operating LLC and the Planning Commission to work together in order to move forward with the project.

3. REVIEW AND DISCUSS CITY NEWSLETTER, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: Staff will present information for City Council consideration regarding printing/publication options and ballpark cost estimates as they relate to the reconfiguration of the City's printed newsletter.

Key discussion points:

- Angela Fritz, Executive Director Information Services read the Executive Summary and presented information for City Council consideration regarding printing/publication options and ballpark cost estimates as they relate to the reconfiguration of the City's printed newsletter.
- Prior to a hiatus of the newsletter for evaluation, the newsletters would go out in utility bills, saving on postage costs. This means that those residents of the newly annexed areas or apartment complexes may not receive utilities or a monthly bill from the City, so they would not receive a newsletter under the current plan.
- The purpose of the proposal is to expand distribution from just utility bill recipients to a direct mail piece, doubling distribution from 23% to 46% of the population, thereby increasing the audience of the newsletter.

- Two proposed publication types/frequencies:
 - Quarterly distribution of an 8 page piece reporting on key strategic initiative, projects, and other pertinent information 3 times per year
 - Annual distribution of a combined wall calendar/annual report piece 1 time per year
- Two print options and ballpark figures, with postage being the majority of the cost:
 - Tabloid Newsprint with Glossy Calendar – Ballpark cost \$54,000/year
 - Letter Glossy Print – Ballpark cost \$62,500/year
- After discussion, the general consensus was to try a quarterly, direct-mail newsletter on glossy paper, and to reevaluate upon feedback from the community.

4. **REVIEW AND DISCUSS PROPOSED ORDINANCE AMENDMENT REGARDING FENCING, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: This Agenda item has been included to allow for City Council discussion regarding fencing regulations and requirements. A draft Ordinance Amendment has been prepared for review and discussion.

Staff is seeking direction from City Council regarding the proposed Amendment.

Key discussion points:

- Scott Tschirhart, City Attorney presented an example of an Ordinance Amendment regarding fencing to generate discussion among and guidance from the Council.
- In the past, the Building Standards Board recommended that the Council not adopt a Property Maintenance Code, which is what used to dictate fence maintenance requirements. As a result, the City ended up without any kind of fencing standards.
- Councilors have received complaints from citizens, both from an aesthetic standpoint and a safety standpoint, with exposed nails and wires along walking paths.
- After discussion, the general consensus of Council was for Mr. Tschirhart to write an Ordinance Amendment with fewer restraints than the example presented. The main areas of concern are addressing dilapidated fences and giving residents a reasonable amount of time to repair or remove fences in disrepair, addressing vertical alignment (falling fences) separately if need be, and the Council prefers that no permits be required.

5. ***This item was pulled from the Agenda.***

REVIEW AND DISCUSS PROPOSED ORDINANCE AMENDMENT REGARDING JUNKED VEHICLES, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: A "Junked Vehicles" Ordinance has been prepared as requested by City Council at the January 27, 2015 Workshop Meeting.

Should City Council approve the Amendment, an Ordinance adopting revised regulations for junked vehicles will be presented for consideration on a future Agenda.

6. **ADJOURNMENT.**

There being no further business, the meeting adjourned at 8:23 p.m.


 Linda Cernosek, TRMC, City Secretary